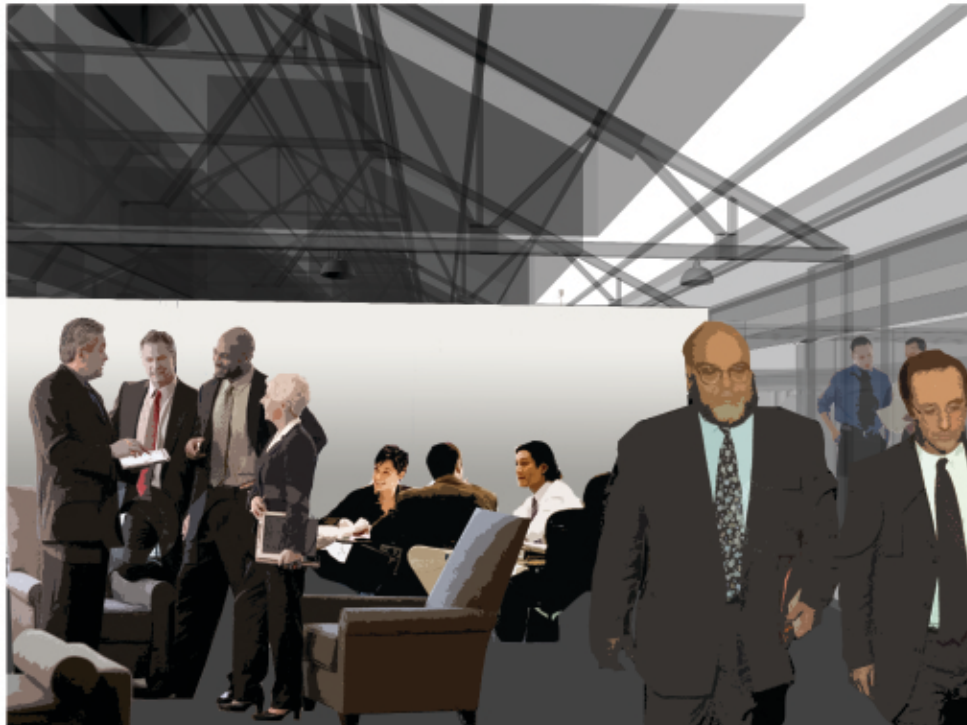


## Development Option 5: Innovation Incubator

This option would expand the City's efforts to attract, and start-up, new business and employment opportunities. Its suitability to the Trolley Barn is mixed. On the one hand, the high profile and easy access offered by the Trolley Barn would be well-suited to such a center; on the other, the space needs vary, from small to medium spaces. Because of the need to start-up, or incubate, businesses at below-market costs, the success of this option depends on its economic viability. Flexibility of arrangement and use must be accommodated, along with interaction among tenants all of whom would be short term.

### Key Issues and Strategies:

- Utilizing the Trolley Barn in a way that **preserves its historic integrity and grand volume.**
- **Fostering interaction** among occupants.
- **Maximizing both space and parking by elevating new space above parking.**



### Advantages

- **Generates mid-level revenue.**
- **Reinvests in the City and the neighborhood** through a business education center.
- **Utilizes the most significant historic buildings.**

### Disadvantages

- Small business offices **not automatically given to preservation of historic interior volume.**



### Program

Site square feet	78,900
Building square feet	48,000
Number of units	32
Parking square feet	37,000
Number of spots needed	96
Number of spots available	96 (parking plan 28 + 48)

Top: Section of the Recreational Facility. Second below is a photomontage of the elevated walkway through the Trolley Barn. Lower-right photo is a color study. (Top) The atrium space of the Business Incubator Space of the Norwich Research Park. And below it, is the offering of glazing pushed through the heavy masonry of the Gordon Avenue Business Incubator, similar to the Trolley Barn.